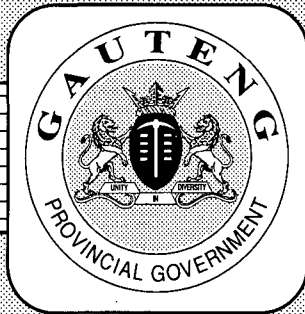


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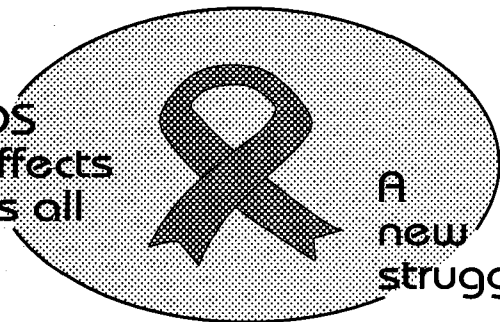
Vol. 8

PRETORIA, 3 JUNE 2002
JUNIE 2002

No. 164

We all have the power to prevent AIDS

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us all



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LOCAL AUTHORITY NOTICE 750

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the City of Johannesburg Metropolitan Municipality hereby declares Halfway Gardens Extension 74 to be an approved township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PROSPECT SA INVESTMENTS 5 (PTY) LTD (HEREINAFTER REFERRED TO AS "THE APPLICANT") UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 800 (A PORTION OF PORTION 6) OF THE FARM RANDJESFONTEIN 405-J.R., HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(a) NAME

The name of the township shall be **Halfway Gardens Extension 74**.

(b) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 9253/2001.

(c) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The township shall provide engineering services in the township, subject to the approval of the Council and City Power.

(d) OBLIGATIONS IN RESPECT OF SERVICES AND LIMITATIONS IN RESPECT OF THE ALIENATION OF ERVEN

The township owner shall, in terms of a prior agreement with the Council, fulfill obligations with regard to the provision of water, sanitation (and if applicable), electricity and the installation of reticulations of such purposes. In terms of the Town Planning and Townships Ordinance, 15 of 1986, a contribution towards the provision of engineering services shall be payable. No erven may be alienated or transferred in the name of a purchaser prior to the Council having confirmed that sufficient guarantees/cash contributions have been furnished in respect of the provision of services by the township owner to the Council.

(e) ENDOWMENT

The township owner shall, in terms of the provisions of section 98 (2) of the Town Planning and Townships Ordinance, 1986, read with Regulation 43 of the Town-Planning and Townships Regulations, 1986 pay the Council a lump sum endowment for the provision of land for a park (public open space). Such endowment shall be payable as determined by the Council, in terms of section 81 of the said Ordinance.

(f) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

(g) FORMATION AND DUTIES OF RESIDENTS ASSOCIATION

The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf:

- (i) The access erf (Erf 991) shall be registered in the name of the Resident's Association.
- (ii) Each and every owner of Erven 938 to 990 shall become a member of the Residents Association upon transfer of the erf. Such association shall have full responsibility for the access erf (Erf 991) and the essential services (excluding the sewerage systems) serving the township contained therein.
- (iii) The Resident's Association shall have full legal power to levy from each and every member the costs incurred in fulfilling its function, and shall have legal recourse to recover such fees in the event of a default in payments by any member.
- (iv) A servitude for municipal purposes shall be registered over Erf 991 in favour of, and to the satisfaction of the Council.
- (v) Access from Erven 938 to 990 to a public road shall be across Erf 991.
- (vi) The Council shall have unrestricted access to Erf 991 at all times.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as imposed by the City of Johannesburg in terms of the provisions of the Town-Planning and Townships Ordinance, 1986:

(1) All erven

- (a) All erven shall be subject to a servitude, 2 m wide, in favour of the Council, for sewerage and other municipal purposes, along any two boundaries, other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2 m wide, across the access portion of the erf, if and when required by the Council: Provided that the Council may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 m thereof.
- (c) The Council shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Council.

(2) Erf 991

A servitude for municipal purposes shall be registered across the erf in favour of the Council.

(3) Erven 941, 945, 947 and 955

The erven are subject to a 2 m storm water servitude as indicated on the General Plan.

A. NAIR

Executive Director: Development Planning, Transportation and Environment

City of Johannesburg Metropolitan Municipality

Civic Centre Complex, 158 Loveday Street, Braamfontein, Johannesburg; P.O. Box 30733, Braamfontein, 2017.

PLAASLIKE BESTUURSKENNISGEWING 750
STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hierby die dorp **Halfway Gardens Uitbreiding 74** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PROSPECT SA INVESTMENTS 5 (PTY) LTD (HIERONDER VERWYS IN "DIE AANSOEKER") INGEVOLGE DIE BEPALINGS VAN ARTIKEL 3 (GEDEELTE C) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 800 ('N GEDEELTE VAN GEDEELTE 6) VAN DIE PLAAS RANDJESFONTEIN 405-J.R., GOEDGEKEUR IS

1. STIGTINGSVOORWAARDES

(a) NAAM

Die naam van die dorp is **Halfway Gardens Uitbreiding 74**.

(b) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr. 9253/2001.

(c) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE

Die dorpseienaar sal ingenieursdienste voorsien in die dorp, soos voorgeskryf op die goedkeuring van die Raad en die City Power.

(d) VERPLIGTING RAKENDE DIENSTE EN BEPERKINGS RAKENDE DIE VERVREEMDING VAN DIE ERWE

Die dorpseienaar sal, in terme van 'n vooraf gereëelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van water, riolering (indien van toepassing), elektrisiteit en die installasie van netwerke vir sulke doeleindes, nakom. In terme van die Dorpsbeplanning en Dorpe Ordonnansie, 15 van 1986, sal 'n bydra tot die voorsiening van ingenieursdienste en begiftiging ten opsigte van parkegrond betaalbaar wees. Geen erwe mag vervreem of oorgedra word in die naam van 'n koper voordat die Raad bevestiging het dat daar genoegsame waarborge/kontant bydraes gelewer is vir die voorsiening van dienste vanaf die dorpseienaar aan die Raad.

(e) BEGIFTIGING

Die dorpseienaar sal, in terme van die voorskrifte van artikel 98 (2) van die Dorpsbeplanning en Dorpe Ordonnansie, 1986, gelees met Regulasie 43 van die Stadsbeplanning en Dorpe Regulasies, 1986, 'n globale bedrag aan die Raad betaal vir die voorsiening van grond vir 'n park (publieke oor ruimte). So 'n begiftiging sal betaalbaar wees soos vasgestel deur die Stadsraad, soos in terme van Artikel 81 van die voorgeskrewe Ordonnansie.

(f) OPHEFFING VAN BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en servitute, insluitend die reservering van minerale regte.

(g) DIE SAMESTELLING EN PLIGTE VAN DIE INWONERVERENIGING

Die applikant sal behoorlik en wettiglik 'n Inwonersvereniging saamstel tot die bevrediging van die Raad voor die verkoop van die eerste erf.

- (i) Die toegangserf (Erf 991) moet geregistreer word in die Inwonersvereniging se naam.
- (ii) Iedere en elke eienaar van Erwe 938 tot 990 moet met registrasie van oordrag van die erwe, 'n lid word van die Inwonersvereniging. Sodanige Inwonersvereniging sal volle verantwoordelikheid dra vir toegangsgebruik (Erf 991) en die nodige dienste (uitsluitend die rioleringstelsel) verwys na die dorp vervat hierin.
- (iii) Die Inwonersvereniging sal alle wettige magte hê om van iedere en elke lidmaat die kostes wat beloop word om sy funksie te vervul, in te vorder. Indien daar 'n gebrek van betaling deur enige lid sou plaasvind sal die Inwonersvereniging geregtig wees om sulke uitstaande betalings in te vorder.
- (iv) 'n Serwituut vir munisipale doeleindes sal geregistreer word oor Erf 991 ten gunste van en tot bevrediging van die Raad.
- (v) Toegang tot Erwe 938 tot 990 vanaf en na 'n publieke pad sal oor Erf 991 geskied.
- (vi) Die Raad sal onbeperkte toegang tot Erf 991, te alle tye, verkry.

2. TITELVOORWAARDES

Die erwe hieronder genoem is aan die volgende voorwaardes soos aangedui en opgelê deur die Stad van Johannesburg ingevolge die bepalings van die Ordonnansie van Dorpsbeplanning en Dorpe, 1986, onderworpe:

(1) Alle erwe

- (a) Die erwe is onderworpe aan 'n serwituut, 2 m breed, vir riool- en ander munisipale doeleindes, ten gunste van die Raad, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Raad: Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.
- (c) Die Raad is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die Raad geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

(2) Erf 991

'n Serwituut vir munisipale gebruike sal geregistreer word oor die erf in die belang van die Raad.

(3) Erwe 941, 945, 947 en 955

Die erwe is onderworpe aan 'n 2 m stormwater serwituut soos aangedui op die Algemene Plan.

A. NAIR

Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing

Stad van Johannesburg Metropolitaanse Munisipaliteit

Burgersentrum Kompleks, Lovedaystraat 158, Braamfontein, Johannesburg; Posbus 30733, Braamfontein, 2017.

LOCAL AUTHORITY NOTICE 751

HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 1095

The City of Johannesburg Metropolitan Municipality hereby in terms of the provisions of sections 125 of the Town-Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of Halfway House and Clayville Town-Planning Scheme, 1976, comprising the same land as included in the township of Halfway Gardens Extension 74.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director of the City of Johannesburg Metropolitan Municipality, and are open to inspection during normal office hours.

This amendment is known as Halfway House and Clayville Amendment Scheme 1095.

A. NAIR

Executive Director: Development Planning, Transportation and Environment

City of Johannesburg Metropolitan Municipality

Civic Centre Complex, 158 Loveday Street, Braamfontein, Johannesburg

P.O. Box 30733, BRAAMFONTEIN, 2017

PLAASLIKE BESTUURSKENNISGEWING 751**HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 1095**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986; dat 'n wysigingskema synde 'n wysiging van Halfway House en Clayville Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp Halfway Gardens Uitbreiding 74 bestaan, goedgekeur is.

Kaart 3 en die skemaklousules van die wysigingskema word deur die Uitvoerende Direkteur van die Stad van Johannesburg Metropolitaanse Munisipaliteit, in bewaring gehou en is beskikbaar vir inspeksie gedurende gewone kantoorure.

Hierdie wysiging staan bekend as die Halfway House en Clayville Wysigingskema 1095.

B. NAIR

Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing

Stad van Johannesburg Metropolitaanse Munisipaliteit

Burgersentrum Kompleks, Loveday Straat 158, Braamfontein, Johannesburg

Posbus 30733, BRAAMFONTEIN, 2017

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HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

